Law Offices
of
Strock & Hirst

FARADAY J. STROCK
RONALD V. HIRST

303 WEST WASHINGTON STREET
PONTIAC, ILLINOIS 61764

815 / 844-5107

May 26, 1976

Mr. Frank Lehman
Route #1
Pontiac, Illinois 61764

Mr. Reid Tombaugh
555 W. Grove Street
Pontiac, Illinois 61764

Dear Reid and Frank:

Accompanying my letter to Reid is the abstract of title to Lot 2 in Block 51 of the Original Town, now City of Pontiac, Livingston County, Illinois. You will note that said abstract has not been continued down to date as I see no reason to do so until such time as you wish to transfer such property. Also enclosed are the following items:

1. Properly executed and recorded warranty deed from John H. Koehler and Bernice Koehler to Francis E. Lehman and Reid R. Tombaugh conveying the following described property: Lot 2 in Block 51 of the Original Town of Pontiac and the West 2 feet of Lot 1, except 50 foot alley in Block 51, situated in the Original Town of Pontiac;

2. Quitclaim deed from Gerald Maxwell to John H. Koehler of the West 2 feet of Lot 1, except 50 foot alley in Block 51, situated in the Original Town of Pontiac;

3. Commitment for title insurance relative to the West 2 feet of Lot 1, except the South 24 feet thereof, and except 50 foot alley, in Block 51, Original Town of Pontiac, Livingston County, Illinois. Such commitment for title insurance shows such title to property vested in Francis E. Lehman and Reid R. Tombaugh, as tenants in common. You will note from said title commitment that title to the South 24 feet of the West 2 feet of said Lot 1 is in Sena Woltzen. Frank, you may recall our having talked with Sena Woltzen on the day the two of us visited the property site. It is my impression that the South 24 feet of the West 2 feet of Lot 1 does in no way effect detrimentally our plans relative to restoration of the buildings which appear to rest exclusively within the boundaries of Lot 2. In any event, the two of you may wish to attempt to negotiate with Ms. Woltzen for a quitclaim deed to the South 24 feet of the West 2 feet for a nominal consideration.

Relative to the 50 foot alley, it is my opinion that no such alley exists and that there is no recorded plat in the city showing any such alley. I have ordered the title policy relative to the West 2 feet of Lot 1 and as soon as I have received same, will forward it along to Reid.

Enclosed herewith is my statement for costs advanced in this transaction as well as for professional services rendered. If you should have any questions, please do not hesitate to contact this office.

Very truly yours,

STROCK & HIRST

BY _____

RVH/lf
Enclosures
P.S. We now herewith enclose to Reid the aforementioned owner's title policy which we received after dictating this letter. Also, we would appreciate it if one of you would pick up the bank bag which was left in our office.